

Comprehensive Policy Plan  
"Living Spaces"

Policy Letter 219: Mixed Use Design Standards

**BACKGROUND:**

Mixed use development in Fargo occurs when two or more different land uses are in close proximity to each other. This accidental, or by chance, mixed use development can occur in subdivision developments, planned unit developments, or zoning districts, when adjacent properties are not of similar land use. Mixed use development can enhance the quality of life in neighborhoods, but most often it is intrusive and creates neighborhood frictions due to a lack of design standards.

Mixed use development is more than residential use adjacent to commercial use. As Fargo's residential areas expand, mixing or integrating transitional and entry level housing into residential neighborhoods is necessary. Typically, transitional and entry level housing is an apartment building. Housing statistics for Fargo show that more than 50% of residents currently live in multiple family dwellings and that two thirds of the new residential development is multiple family dwellings.

As the demand for transitional and entry level housing grows in Fargo, public awareness for the need of good mixed use design standards has grown. By developing design standards to guide integration of varying land uses in residential neighborhoods, the City can ensure a high quality of neighborhood design.

**POLICY STATEMENT:**

**The City of Fargo should achieve a higher degree of integration of various housing types in residential areas through mixed use design standards.**

**CONCLUSION:**

In conjunction with the City and the housing industry developing mixed use design standards, a community education program for the general public is needed. This program should be presented to generate an awareness of the universal need to accommodate housing for all residents within all neighborhoods.

Mixed use design standards are an additional tool to use in the process of the City upholding its responsibility to provide a framework that development can follow, while still addressing the daily human needs of Fargo residents.